



NORTHWEST TERRITORIES HOUSING CORPORATION

PROGRAMS

PUBLIC HOUSING PROGRAM

THE OBJECTIVE

To provide adequate housing for low income families at rates they can afford.

WHAT IS AVAILABLE

Rental Accommodation is available to low income families in the Territories with rent based on total family income in accordance with a graduated rental scale from a minimum of \$28 per month to a maximum of 25% of income.

WHO QUALIFIES

Occupancy is based on need and income with no restrictions of race, color or creed. Any individual family may apply for accommodation in a Public Housing Project.

HOW THE PROGRAM WORKS

The Northwest Territories Housing Corporation in co-operation with a municipality or Hamlet and Central Mortgage and Housing Corporation may undertake to design and construct a Public Housing Project to provide family housing accommodation.

On completion of construction the project is turned over to a local Housing Authority or Housing Association to carry out management and operations.

The local Housing Authority or Association is responsible for determining need, allocating the units, rental collections and operations and maintenance of the accommodation.

Before new projects can be considered a proven need must exist and a resolution must be passed by the City, Town, Village, Hamlet or Settlement Council requesting the construction of public housing.

HOW DO I APPLY?

Application for persons wishing to occupy a public housing unit must be made to the local Housing Authority or Association. Units are available for purchase through a rental purchase program.

FOR FURTHER INFORMATION CONTACT:

Managing Director
Northwest Territories Housing Corporation,
Box 2100,
YELLOWKNIFE, N.W.T.
Telephone: (403) 873-3411

OR:

Northwest Territories Housing Corporation,
DISTRICT OFFICES AT:

- Box 1750, Hay River, Telephone (403) 874-6396
- Box 2200, Inuvik, Telephone (403) 979-2890
- Box 418, Frobisher Bay, Telephone (819) 979-5266
- Box 98, Cambridge Bay, Telephone (403) 983-2276
- Rankin Inlet, Telephone (819) 645-2826

October, 1975

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NORTHWEST TERRITORIES HOUSING CORPORATION

PROGRAMS

COUNTRY HOME ASSISTANCE GRANT

THE OBJECTIVE

To assist in meeting the housing needs of families living in areas of the Northwest Territories where there is no Government Subsidized Rental Housing.

WHAT IS AVAILABLE?

A once in a lifetime grant of up to \$5,000 is available for the purchase and transportation of manufactured housing components such as doors, windows, cook stoves, plywood, nails, etc. The Corporation is also willing to provide technical assistance in the form of advice concerning suitable plans or working drawings and if requested, assistance in ordering the manufactured housing components.

WHO QUALIFIES?

To qualify for a grant under this program an applicant must meet the following requirements:

- Live in an area where there is no Government Subsidized Housing.
- Be in need of adequate housing.
- Be unable to meet the cost of purchasing and transporting manufactured housing components required to build a house.
- Be willing to build the house using some locally harvested materials such as logs for the basic housing shell.
- Use the house as his principal residence.

HOW THE PROGRAM WORKS

The applicant should obtain and complete an application form from the Corporation.

An applicant who has been accepted must obtain title, lease, or an approval from the local council to construct a home in a specific location within a community.

On the advice of the Corporation's acceptance, an individual may:

- Use standard Corporation plans and have the Corporation order, ship, and pay for the manufactured materials required for the construction of the house, or he may order these himself using the standard material list, or;
- Submit his own plans and a list of the materials required, to the Corporation for approval. If approved, the individual may

order his own materials or request assistance from the Corporation.

The individual must supply the locally harvested materials and the labour for the construction of the house. No payment will be made out of the available grant funds for harvesting materials or the labour involved in constructing the house, except as determined by the Corporation.

When completed, the house will become the free and clear property of the family for whom it was constructed. The owner is responsible for the costs of lighting, heating, maintenance and other services.

HOW DO I APPLY?

Individual families or co-operative associations or other non-profit incorporated societies whose aim and objectives pertain to housing in general, may apply on behalf of a group of families.

When application is made for more than one family, the circumstances of each family must be fully explained on individual application forms.

Application may be obtained by writing to or contacting any Corporation office. If required, assistance will be provided in completing the application.

FOR FURTHER INFORMATION CONTACT:

Managing Director
Northwest Territories Housing Corporation
Box 2100
YELLOWKNIFE, N.W.T.
Phone: 873-3405

OR

Northwest Territories Housing Corporation
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- Box 2200, INUVIK, - (403) 979-2880
- Box 418, FROBISHER BAY - (819) 797-5266
- RANKIN INLET - (819) 645-2826
- Box 1750, HAY RIVER - (403) 874-6396
- Box 98, CAMBRIDGE BAY - (403) 983-2276

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NORTHWEST TERRITORIES HOUSING CORPORATION

PROGRAMS

SINGLE PERSONS ACCOMMODATION

THE OBJECTIVE

To provide housing accommodation for single persons where adequate accommodation is not available.

WHAT IS AVAILABLE?

Capital funding for the construction of a single persons accommodation project is available through the Northwest Territories Housing Corporation in conjunction with loan financing from Central Mortgage and Housing Corporation.

WHO QUALIFIES?

Any single person without dependents may apply for accommodation in an existing single persons project.

Any community may apply for a single persons project to be constructed.

HOW THE PROGRAM WORKS

Single persons projects are constructed through agreements reached with Municipal, Village, Hamlet or Settlement Councils, Northwest Territories Housing Corporation and Central Mortgage and Housing Corporation. Prior to a project being started, a proven need must exist in a community.

Single persons projects are self-amortizing non-profit projects for which economic rent is charged. This includes amortization of the loan and all operating expenses.

Single persons projects are administered by the community in which they are located and occupancy is based on need.

HOW DO I APPLY?

Applications for occupancy must be made to the local Housing Association or authority in charge of the single persons project.

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NORTHWEST TERRITORIES HOUSING CORPORATION

PROGRAMS

LAND ASSEMBLY

THE OBJECTIVE

To provide for the assembly and development of land for residential and associated purposes or to establish land banks for future development of a predominantly residential nature.

WHAT IS AVAILABLE?

Loan and project assistance from the Northwest Territories Housing Corporation and Central Mortgage and Housing Corporation.

HOW THE PROGRAM WORKS

Territorial Initiative

Under Section 35 of the Northwest Territories Housing Corporation Ordinance, the Corporation may undertake and carry to completion a land assembly project in a municipality or settlement. The Corporation will undertake the entire project including land acquisition, planning, design and installation of services and eventual disposal.

This program is subject to a loan commitment from Central Mortgage and Housing Corporation under Section 42 of the National Housing Act. Where the loan is to be used to acquire land to be leased on a long-term lease hold basis, the term may be up to 50 years; in all other circumstances the maximum term is 25 years.

Prices and terms of sale or lease of serviced land are established by the Northwest Territories Housing Corporation.

Federal-Territorial Partnership

The Northwest Territories Housing Corporation is also empowered to undertake land assembly projects through Section 40 of the National Housing Act. Under this legislation 75% of the cost of acquisition, servicing and sales are borne by

the Federal Government and the remainder by the Northwest Territories Housing Corporation.

Territorial and Federal Government join in partnership to acquire the land for land banking purposes or to develop the site.

The Northwest Territories Housing Corporation will undertake the entire project on behalf of the partnership, including acquisition, planning, servicing, design, installation and eventual disposal.

HOW TO APPLY

Any settlement, hamlet, village, town or city wishing to plan for future land needs will receive every assistance from any office of the Northwest Territories Housing Corporation

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PROGRAMS

SENIOR CITIZENS ACCOMMODATION

THE OBJECTIVES:

To provide adequate housing accommodation at reasonable rentals for the Senior Citizens of a community. The program is designed and financed to provide accommodation to those elderly persons who are capable of self-care and do not require constant nursing supervision

WHAT IS AVAILABLE?

Senior Citizen Accommodation usually consists of a small motel-like building with self-contained bachelor and one bedroom apartments. The apartments contain their own bathroom and kitchen facilities and the building has a central lounge area for use by all the residents. Rent is geared to income at rates senior citizens can afford, with a minimum rent of \$32.00 charged for a single unit.

WHO QUALIFIES?

Any senior citizen (single or married couple) may apply to the Local Housing Authority for accommodation in those locations having senior citizens projects.

HOW THE PROGRAM WORKS

Senior Citizens Accommodation is constructed through an agreement reached between the Municipality, Hamlet or Settlement Council and the Northwest Territories Housing Corporation in conjunction with Central Mortgage and Housing Corporation. A proven need must exist in a community before accommodation can be built.

Senior Citizens projects are operated and administered on behalf of the Government by an appointed Local Housing Authority or under agreement with the Local Housing Association. The Authority or Association accepts applications and allocates accommodation on the basis of need.

HOW DO I APPLY?

Application for accommodation must be made to the Local Housing Authority or Association administering the project.

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